

October 16, 2020

Jeffrey Dewey, P.E.
BL Companies
355 Research Parkway
Meriden, CT 06450

**Re: IWWC #A20-10.3 / Significant Impact / 5 Research Parkway / Muddy River
– Montante Construction, LLC - (industrial development) - Comments**

This letter is to memorialize discussion items and requested additional submittals agreed to at a conference held in my Department on Oct. 14 with you and Town Engineer, Alison Kapushinsky. It is noted that, at that time, this office had not had the opportunity to review the application submittals but was very familiar with the property and the previous development plan for the property, permit IWWC #A18-6.2 approved by the IWWC on Nov. 7, 2018.

- 1) Provide information in Table form: “Comparison of 2018 Development (IWWC #A18-6.2) and Proposed Development” - to include comparative figures for total disturbance area (including proposed rebuilding of entire driveway), total impact area in wetlands, total impact area in Upland Review Area, total surfaced areas, etc..
- 2) Provide overall development project drawing with previously permitted plan and current pending plan superimposed to provide a clear visual comparison of areal extent of impact on the property.
- 3) Provide overall development project drawing with wetlands, watercourses (includes ponds, swamps, seeps, and other water bodies), Upland Review Areas, and proposed stormwater management elements (with discrete discharge locations) highlighted (in color)
- 4) Provide Wetlands Scientist’s report on proposed development’s anticipated impacts to wetlands, watercourses (includes ponds, swamps, seeps, and other water bodies), and Upland Review areas on the property and offsite (where applicable). [*You had indicated this report was forthcoming.*]
- 5) Provide a ‘Contingency Plan for Extreme Weather Events’, i.e., significant storm event, high-wind event, flooding) for Construction Phase and Stabilization Phase.
- 6) A Peer Review will be recommended to the IWWC - as was completed with previous application for the development of the property – to focus on Applicant’s

proposed erosion control plan, flooding/large storm event contingency plan, and stormwater management plan. (Review of stormwater management plan may possibly be handled by the Town Engineer, tbd).

- 7) An Independent Project Erosion Control Plan Monitor will be recommended to the IWWC as was completed with previous application for the development of the property – to focus on Applicant’s approved erosion control plan as may possibly be modified, i.e., ‘customized’, by the Project Contractor.
- 8) A site investigation is anticipated to be conducted sometime during the Public Hearing process, so plan accordingly.
- 9) Provide ‘Stormwater Report Appendix’, not submitted, which contains further calculations. (It was agreed one copy would suffice- to be referred by this office to the Town Engineer.)
- 10) Concerning the post-demolition conditions on the property – which this office observed (and photographed) on Sept. 22, 2020:
 - a) Provide narrative of plan to address current site conditions relative to demolition areas relative to previous use of property.
 - b) You indicated a soil borings will need to be conducted in demolition area of the footprint of the former headquarters building. Provide the findings.
 - c) You were advised to check with the Planning Dept. about conditions for bond release regarding the Demolition permit
 - d) You were advised to check with the Building Official regarding information of contents of demolition material allowed to be left in situ.
- 11) You were encouraged to familiarize yourself with the file of the previous permit, which is quite extensive. The project underwent several revisions prior to approval by the IWWC and there were several post-approval permits for the property as well.
- 12) This office indicated the Applicant would be advised asap as to final arrangements for venue of Public Hearing as we must plan for a greater amount of seating for the public than the Town Council Chambers will be able to provide with the Town’s COVID protocols in place.

As the Public Hearing is to be held in November, the requested submittals need to be submitted as soon as possible to allow sufficient time for review. Additional comments will follow from this office upon review of the application.

Very Truly Yours,

Erin O’Hare
Environmental Planner

CC: Applicant, Montante Construction
Tom Cody, Esq., Robinson & Cole